

# APPENDIX E

## HOW WE CAN GROW SMARTER

### LAND COVER CHANGE PROBLEM:

#### REMARKS BY GOVERNOR PARRIS N. GLENDENING

#### ON SMART GROWTH

“I would remind you that the theme for this conference is "Partners for Smart Growth." We all must be partners in this effort if we are to improve the quality of life for all our citizens and for ourselves. That is why I am glad to see so many representatives of the home-building and development community in the audience here today, in many cases sitting side-by-side with public officials. We must work together. We can no longer afford to simply say -- "Not in my back yard." It is time for community leaders to sit down with builders and talk constructively about making designated growth areas. We must encourage local governments to adopt innovative ways to encourage sensible growth -- not to stop growth --but to nurture it and channel it in ways that work for both the community and the developer.”

“It is time, for example, for local governments everywhere to reevaluate old-style subdivision regulations to see if they are not, inadvertently, the cause of many of our problems. Maybe they should reexamine or relax their setback requirements, or their road width requirements, especially for redevelopment.”

“We are well aware that land development and home-building are profit-making enterprises. So we need to search for better incentives to encourage profitable growth and home building in areas where it makes the most sense to have it. We know that we have to give greater support to higher density growth, and well-designed mixed-use projects. I, for one, intend to use the bully pulpit of my office to encourage local government officials to stand up to the NIMBYS who oppose such responsible growth when it makes the most sense for the entire community.”

“Finally, it is time for highway builders to sit down with the highway opponents and talk constructively about how we can move our citizens from one place to another in the next century without destroying our environment. It will do no good to simply stick our heads in the sand and pretend that our population is not going to grow. Or that the gridlock we face everyday is going to somehow mysteriously disappear. It is time to take a fresh look at transit and other alternatives to the car and a comprehensive review of how our transportation decisions affect patterns of development. We must meet our legitimate transportation needs, but we must work together as partners if we are to do so in an environmentally sensitive way.”

“I will conclude by telling you why I feel so passionately about this issue.”

“I know that many of you are parents. I have a teenage son myself. If we do not take steps to change our growth patterns, the beautiful states that we all love will

be nothing more than a beautiful memory, a memory that my son Raymond's children will never share. In Central Maryland alone, if current development trends continue, we could use up as much land for development in the next 25 years as we have used in the entire history of the State!"

"A coincidence of scheduling is that when I leave here this afternoon, I will tour and meet with the communities around the old Memorial Stadium slated for redevelopment. We are at a crossroads in neighborhoods like these. We can choose several different paths: The status quo, which is clearly not working; or, our new path -- the path which will lead to sensible, smart growth and a healthy environment."

"I am confident that working together, as partners, we can get America growing smarter."

<http://www.op.state.md.us/smartgrowth/ulispee3.ht>